

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	52 Eldred Avenue	Date:	February 23, 2015
Perm. Parcel No:	811-18-054	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Lilopie LLC	Maximum Occupancy:	9 persons
Agent:	Jeff Adie	Property:	Legal Conforming [X]
	7635 Pinecrest		Legal Non-Conforming []
	Glenwillow, OH 44139		Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The sidewalks, driveway, yards, porches and/or roofs were covered with snow on the date of the inspection. A re-inspection SHALL BE required to look at these things at a later date.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install some support hooks for gas lines in basement.
3. Remove old globe gas valve near the hot water tank.

BASEMENT ITEMS:

1. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
2. Scrape and paint the basement walls with block-filler paint.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed. Stairwell to basement.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector: Robert Brown**